



## **31 Holborn Road, Spalding, PE11 2SS**

**£250,000**

- Detached two-bedroom chalet in excellent condition throughout
- Sought-after location on Holborn Road, Spalding
- Bright bay-fronted lounge and spacious kitchen diner
- Useful ground floor layout including utility room and rear lobby
- Two double bedrooms with first-floor WC offering shower potential (subject to checks)
- Enclosed rear garden with ample off-road parking and single garage

A well-presented detached two-bedroom chalet situated on Holborn Road in Spalding, offered in excellent order throughout. The accommodation briefly comprises an inviting entrance hall, a bright bay-fronted lounge, a spacious kitchen diner, rear lobby, utility room, and a modern bathroom.

To the first floor, there are two generous double bedrooms along with a WC, which offers potential for the installation of a shower subject to the necessary checks.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space, along with ample off-road parking leading to a single garage. This attractive home is ideal for a range of buyers seeking comfortable and versatile living accommodation.

#### **Entrance Hall 6'4" x 9'1" (1.94m x 2.79m)**



PVC double glazed door with side panels. Coving to ceiling. Laminate flooring. Stairs to first floor landing. Radiator.

#### **Bathroom 5'4" x 9'1" (1.65m x 2.77m)**



PVC double glazed window to rear. Coving to skimmed ceiling. Recessed spot lights. Extractor fan. Tiled flooring. Wall tiling. Radiator. Fitted with a four piece suite comprising bath with chrome mixer tap and hand held shower attachment. Quadrant shower cubicle with glass door and thermostatic shower. Close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap set in vanity unit with built in storage.



**Lounge 11'5" x 20'10" (3.48m x 6.37m)**



PVC double glazed bay window to front. Coving to skimmed ceiling. Two radiators. Inset gas fire.



**Kitchen 12'4" x 11'3" (3.76m x 3.44m)**



PVC double glazed window to rear. Coving to skimmed ceiling. Recessed spot lights. Radiator. Vinyl flooring. Built in pantry cupboard with fitted

shelving. Fitted with a matching range of base and eye level units with roll edge work surface and tiled splash back. Four ring electric hob with extractor hood over. Composite sink with drainer and mixer tap. Integrated eye level oven and grill and microwave. Space and plumbing for dishwasher.



**Rear Lobby 6'0" x 8'1" (1.83m x 2.48m)**



Brick and PVC construction. Vinyl flooring. Space for tumble dryer. Opening to utility room.

**Utility Room 4'2" x 7'6" (1.28m x 2.31m)**

PVC double glazed window to side. Skimmed ceiling. Recessed spot lights. Vinyl tiled flooring. Fitted work surface and base units. Space for fridge/freezer. Space and plumbing for washing machine.



### First Floor Landing

Skimmed ceiling. Loft access. Doors to bedrooms and WC.

### Bedroom 1 11'5" x 12'0" (3.48m x 3.68m)



PVC double glazed window to front. Skimmed ceiling. Radiator. Fitted wardrobes.



### Bedroom 2 9'2" x 11'11" (2.81m x 3.65m)



PVC double glazed window to rear. Skimmed ceiling. Radiator.

### WC



PVC double glazed window to side. Skimmed ceiling. Vinyl flooring. Radiator. Built in eaves storage with wall mounted mains gas Worcester combination boiler. Built in airing cupboard.

## Outside



The front of the property is low maintenance and includes a gravel area with mature laurel hedging. There is a concrete driveway leading to the single garage. There is additional parking space to the side of the property. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing and mature hedging. Laid to lawn with two patio seating areas. Outside lighting. Cold water tap. Timber storage shed.



### Garage 16'11" x 8'1" (5.18m x 2.48m)

Up and over door. Power and light connected.

### Property Postcode

For location purposes the postcode of this property is: PE11 2SS

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No  
 Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.  
 Coastal erosion risk: No  
 Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.  
 Accessibility and adaptations: No  
 Coalfield or mining area: No  
 Energy Performance rating: D63

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

### Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but

we hope you find our recommended panel competitive and helpful.

### Disclaimer

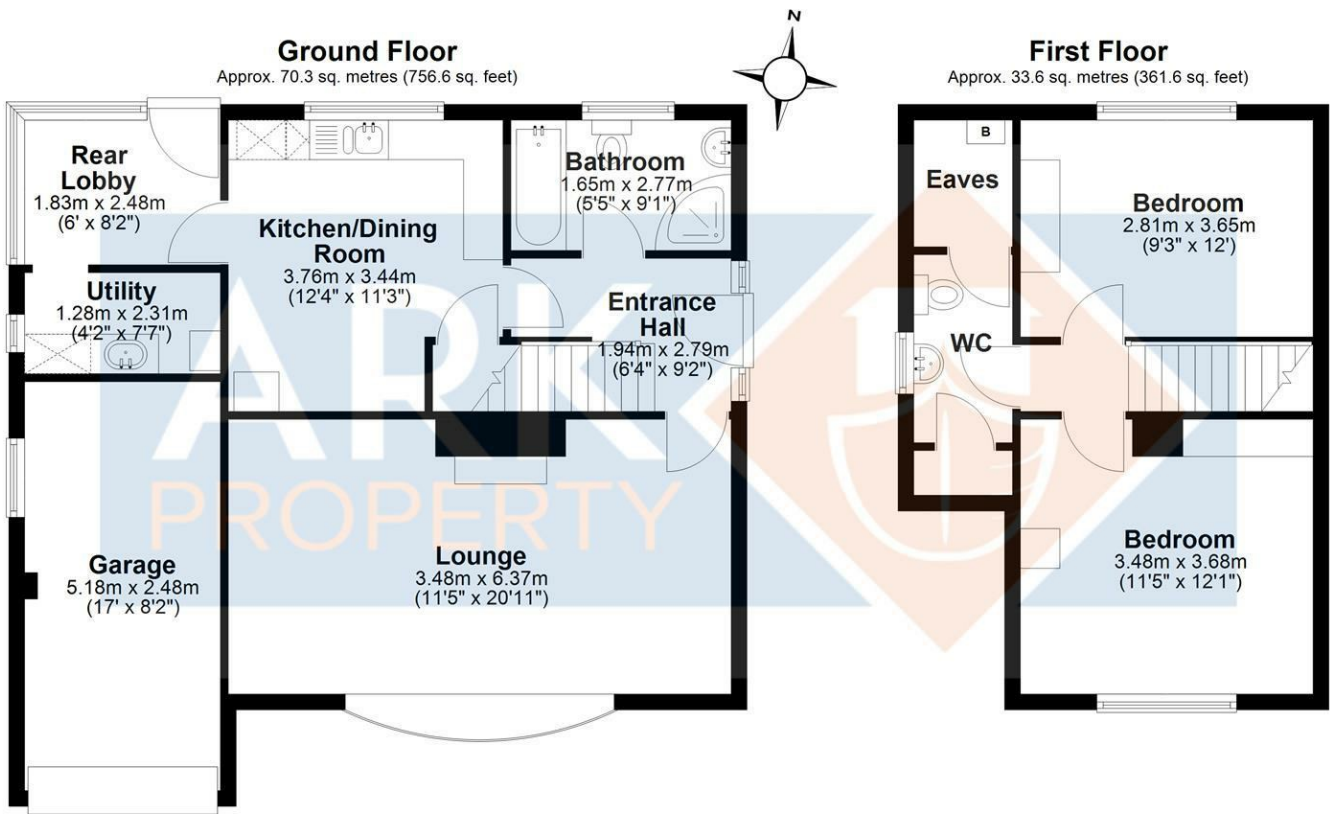
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.







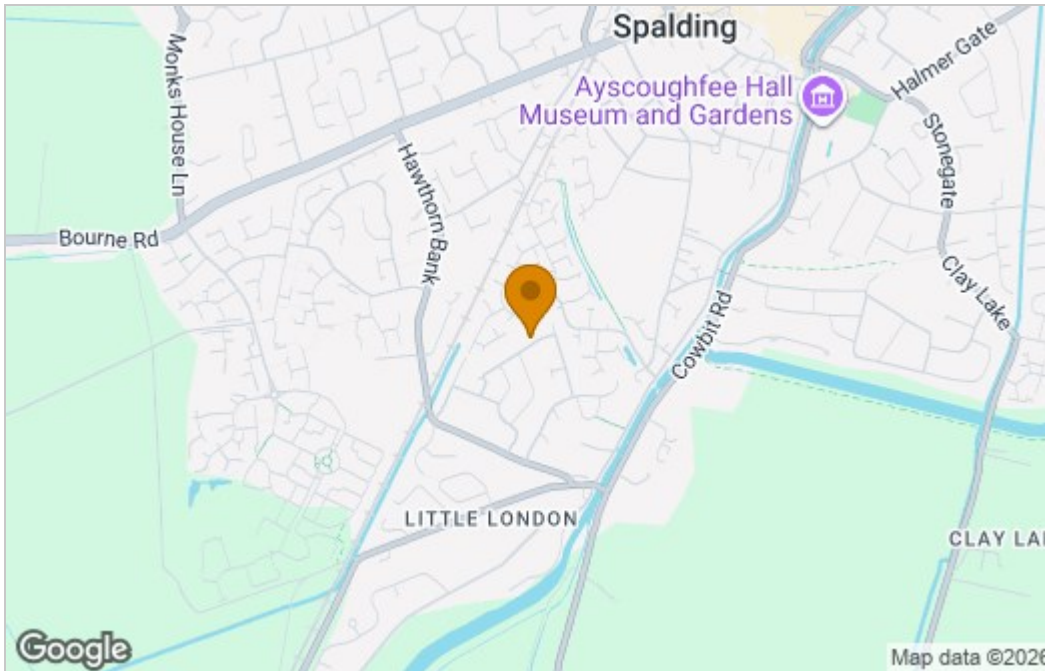
**Floor Plan**



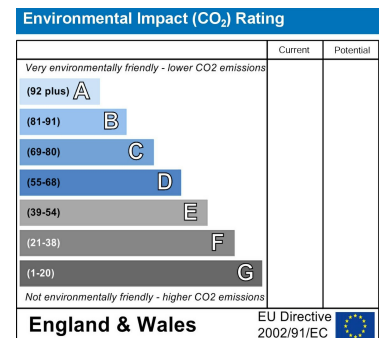
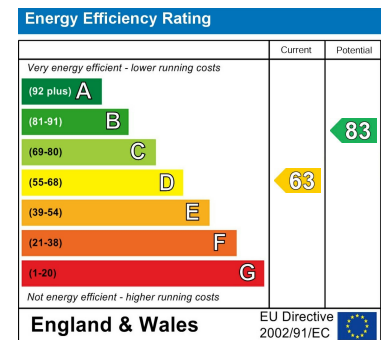
Total area: approx. 103.9 sq. metres (1118.2 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

**Area Map**



**Energy Efficiency Graph**



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

